



Where Community Connects

CITY COUNCIL WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, FEBRUARY 9, 2026 6:00 P.M.

Mayor & City Council

Mayor Jayden L. Williams At-Large
Mayor Pro Tem Elton Alexander – Council District 5
Councilmember LaKeisha Gantt – Council District 1
Councilmember Antwan Cloud – Council District 2
Councilmember Kyle D. Berry, Sr. – Council District 3
Councilmember Yolanda Barber – Council District 4

Administration

Shawn Edmondson – City Manager
Frank Milazi – City Treasurer
Cassandra Lester – Interim City Clerk
Quinton Washington – City Attorney
Megan McCullough – Associate Attorney

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.

The meeting was called to order by Mayor Williams at 6:00 PM.

The Mayor led the invocation followed by the Pledge of Allegiance.

Interim City Clerk, Cassandra Lester was asked to proceed with a verbal roll call. A quorum was established and Councilmember's Berry and Gantt both arrived at 6:03pm.

Mayor Williams requested to remove item #3 (Youth Council Advisory Board's request to use the lower level of the Merle Manders) and item #7 (Stockbridge Police Department Wrecker Service) from the agenda.

Motion by Mayor Pro Tem Alexander, seconded by Council Member Cloud, to adopt the agenda with the removal of items #3 and #7. Motion passed unanimously 5-0

Motion by Council Member Alexander, seconded by Council Member Barber, to approve the January 27, 2026, work session minutes. Motion passed unanimously.5-0

Mayor Williams noted that prior to the meeting, he conducted two proclamations for Black History Month and recognized Michelle Flowers, founder of Excelsior Village Academy, the first Charter School in Henry County.

Mayor Williams also performed swearing-in ceremonies for board members from the Downtown Development Authority, and Main Street Advisory Board.

Interim City Clerk Lester announced there was one public comment from Stacy Bullard with Ambassadors for Christ Church.

Ms. Bullard explained that her church operates a weekly food pantry on Rock Quarry Road serving 500-700 vehicles every Friday. She expressed concern about the upcoming Rock Quarry Road widening project and requested information about the construction schedule to minimize disruption to their food distribution service.

Council Member Barber, who represents the district where the church is located, suggested Ms. Bullard speak with the City Manager about the project timeline. Mayor Pro Tem Alexander thanked Ms. Bullard for her service to the community and offered to connect her with "Connecting Henry," another organization providing similar services. City Manager Edmondson indicated that the city had alternatives to help with the food pantry during construction.

CONSENT AGENDA

STOCKBRIDGE POLICE DEPARTMENT - GEORGIA DEPARTMENT OF PUBLIC SAFETY APPROVED ROADWAYS

Council considered approval of the updated list of Georgia Department of Public Safety-approved roadways authorized for the use of speed detection devices, including the addition of Tye Street from 308 feet north of Misty Ridge Trail to 308 feet south of 1st Street. The approved list will remain in effect through December 31, 2027.

Motion by Mayor Pro Tem Alexander, seconded by Council Member Gantt, to approve the updated list of Georgia Department of Public Safety-approved roadways. Motion passed unanimously 5-0.

PUBLIC HEARING

ADOPTION OF NEW CITY OF STOCKBRIDGE MAPS for 2026

Ryan Anderson presented four maps for 2026: the Zoning Map, Overlay Districts Map, Future Land Use Map, Subdivisions Map, Council Districts Map, and City Limits Map. He explained that the maps reflect recent annexations, de-annexations (notably in the Manderley Subdivision), and rezoning for new developments.

Mr. Anderson provided details of the changes made in 2025, including the annexation of two properties (Case AX 2024), rezoning to Planned Unit Development (Case RZ 2024-10), future land use designation as Medium Density, rezoning changes including parcel-specific amendments in the Reeves Creek property and others (RZ 2025-02, AX 2024-03, RZ 2024-12, CP 2024-10), adjustments in high-density residential areas transitioning to low-density mixed use, and amendments to the Comprehensive Plan.

He presented each map, explaining the updates and modifications.

Councilmember Yolanda Barber inquired about the absence of updated Council District maps among the adoption items and noted for the record that she had previously

discussed adjusting her district's boundaries with the Henry County delegation during a legislative breakfast to allow her to represent her entire subdivision, as currently one side is represented by Mayor Pro Tem Alexander. She also mentioned needing to include the subdivision Bay Cove located on Tye Street, which is also in her district. She expected these proposed changes to be presented at this meeting.

Mr. Anderson explained that staff doesn't have the authority to make those changes until council districts are redrawn and rebalanced; that is when those changes will be reflected and would require a separate process of formal council resolution and state legislative approval, typically following the census in 2030.

Councilmember Barber further noted for the record, "In November we hosted a legislative breakfast with our Henry County delegation, and I addressed my concerns specifically for my council district. Those decisions come directly from the governing body, us. We're the ones who make the request to the state reapportionment office for those changes. And that is what I was expecting would be happening."

Mr. Anderson responded that that is correct but now is not the time; it will occur in 2030. Those changes usually happen based on the census.

Barber replied, "That is not what was discussed during the legislative breakfast. I am expecting that Mr. Edmondson will bring forward those recommended changes that were discussed during the legislative breakfast."

Councilwoman Barber also raised a concern regarding the inclusion of the Stockbridge Lakes Bed and Breakfast business in the Downtown Development Authority (DDA) map. It was clarified by Mr. Anderson and Mayor Pro Tem Elton Alexander that:

1. The DDA board must approve its map changes because it is a separate entity.
2. The Bed and Breakfast has been included in the DDA District.
3. Additional extensions to the downtown boundary are anticipated via the upcoming Downtown Development Authority (DDA) resolutions and are likely to be presented for council approval within the next 30 to 60 days.

Mayor Pro Tem Alexander clarified that at the legislative breakfast, changes to the district in 2030 were discussed, and requesting a change to those districts at this time would essentially fall on deaf ears, as the controlling party has no desire to change those maps. He noted, "That's exactly what the representative stated to us at the time," further adding that the city council would have to vote to adopt any additional changes, which would require all of us to give up territory in our districts. He emphasized that the fairway for those changes is based on the 10-year census, as indicated to us at the time. He concluded that it would be a futile attempt at this point since the legislators have already informed us that there won't be any changes.

Councilmember Barber added for the record, "In addition to the requested changes to City Council District Four's map, the original discussion before the annexation in 2023 was for us to have districts in addition to two at-large seats. That was also mentioned during the legislative breakfast last year. Those two actions, I'm expecting that Mr. Edmondson will bring to the council some resolution or something to make those

amendments to the council district. It affects my ability to represent those who elected me to represent them. So, I want to ensure that they have adequate representation in the neighborhoods in which they live.”

Mayor Pro Tem Alexander raised a question about a large gray area of heavy industrial use shown on the Future Land Use Map. Mr. Anderson clarified that the area in question was outside the city limits.

Councilmember Barber asked Mr. Anderson what was driving the request to approve the new maps. He responded that we are required to adopt these maps every year.

Mayor Pro Tem Alexander emphasized that the adoption of zoning maps is critically important because these maps control what types of developments are allowed in the community. They directly address resident concerns about warehouses and truck traffic by limiting where such uses can exist. The council has intentionally reduced zoning for warehousing and heavy truck traffic to a minimum, promoting mixed-use development in areas like Jodeco and along Highway 138 instead. He noted that while new infrastructure projects could increase truck traffic in nearby counties, the city’s zoning efforts focus on minimizing the impact within Stockbridge. Overall, these maps are essential tools in guiding the city’s growth and preserving the community’s quality of life, stating, “It’s extremely important.”

No citizens spoke in favor of or against the adoption of the new maps during the public hearing.

A motion to approve the adoption of the new City of Stockbridge maps for 2026 was made by Councilmember Gantt; seconded by Mayor Pro Tem Alexander. The motion passed unanimously 5-0.

After the vote, the city’s legal representative, Megan McCulloch, addressed Councilmember Barber’s concern regarding the at-large members, noting that this would need to go through a charter amendment, and that, if that was the will of the council, they could work towards it.

NEW BUSINESS

COUNCIL CONSIDERATION — PROPOSED MARTIN LUTHER KING JR. WAY (STREET RENAMING)

Decius Aaron presented an item to rename Lee Street to Martin Luther King Jr. Way. Mayor Pro Tem Alexander provided additional context, explaining that Lee Street was named after Confederate General Lee, and the council had previously discussed removing such references. He noted that changing the street name was time-sensitive because a \$73 million STEM school under construction on Lee Street would be finished by the end of 2026, and the school needed to prepare documents with the correct address.

Mayor Pro Tem Alexander also shared that the Downtown Development Authority (DDA) was planning to propose a statue of Martin Luther King Sr. ("Daddy King") in the municipal park area near the police department. He described a vision where students attending the STEM school would see the statue daily. Additionally, he mentioned plans

to name the road to the STEM school after Catherine Johnson, one of the mathematicians featured in "Hidden Figures."

Councilmember Barber expressed several concerns, noting that this proposal affected the district she was duly elected to represent and no one had discussed it with her beforehand. She was concerned about the impact on homeowners along the street and stated this was not one of the priorities that she submitted for District 4. She also worried about insufficient notice to affected residents.

Council Member Cloud initially expressed apprehension about creating a Martin Luther King Jr. Way when the city already had Martin Luther King Sr. Heritage Trail but ultimately supported the concept after considering the connections between the statue and street renaming. He advocated for notifying residents affected by the change.

Motion by Council Member Cloud to table the street renaming proposal until the February work session meeting and to notify affected residents; Seconded by Mayor Pro Tem Alexander. Motion passed with a vote of 4-1 (Barber opposed).

Councilmember Barber stated for the record that she opposed the motion because she believed two weeks was insufficient time for proper notification. She suggested setting up a public information meeting with affected homeowners and residents, including those in the duplex across from the street.

LIVABLE CENTERS INITIATIVE (LCI)—FUNDING REQUEST

Ryan Anderson requested approval for a financial commitment letter for a local match not to exceed \$30,000 to support the city's application for a \$150,000 grant from the Atlanta Regional Commission to undertake a new LCI study. The study would update the 2012 LCI study.

Councilmember Gantt supported the request, noting it was necessary for city operations and the current LCI study needed updating.

Motion by Councilmember Gantt to motion to approve the council's consideration of community development request for a letter of financial commitment for local match not to exceed \$30,000 in support of our efforts to update the LCI study; seconded by Mayor Pro Tem Alexander. Motion passed unanimously 5-0.

COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM (CDAP)—FUNDING REQUEST

Ryan Anderson requested approval for a financial commitment letter for a local match not to exceed \$30,000 to support the city's application for a \$150,000 grant from the Atlanta Regional Commission for professional planning assistance. This would be for the planning phase of the downtown pedestrian-bike study that was conducted about a year ago.

Motion by Councilmember Gantt to approve the \$30,000 dollars support requested for the financial commitment and local match not to exceed the \$30,000 and for professional planning assistance that aligns with the CDP's goals and advancing equity resiliency and regional planning priorities; seconded by Mayor Pro Tem Alexander.

Before the vote Councilmember Barber mentioned that she supported the request but noted for the record a correction to page 2 of the City of Stockbridge Downtown Pedestrian & Bicycle Connectivity Study Scoping Phase September 2023 which listed her and Councilmember Thomas as steering committee members. Further stating the document omitted Councilmember Alexander, whom she states had attended all meetings. She clarified that there was no formal steering committee; council members simply attended informational sessions and provided input as available.

Mayor Williams called for the vote previously motioned by Council Member Gantt

Motion passed unanimously 5-0.

CONTRACT APPROVAL FOR CONSULTANT FOR U.D.C. UPDATE

Ryan Anderson requested approval of a contract with CPL Architects, Engineers, and Landscape Architect for professional planning services to update the city's Unified Development Code (UDC). He explained that the UDC was approaching five years old, and industry best practice is to update codes after five years and completely rewrite them after ten years.

Mr. Anderson noted that the city had issued an RFP that was extended several times but received no responses. Following consultation with the procurement attorney, the city entered into direct solicitation with the vendor CPL, which had previously worked to bring the city's code into compliance with Georgia zoning procedures law.

Mayor Pro Tem Alexander inquired about a previously discussed five-mile limit on storage facilities. Mr. Anderson explained that the city's zoning attorney had advised that such a restriction might be problematic since Stockbridge is only 19 square miles, which would effectively prohibit all new storage facilities. He explained that most of the city is already protected from new storage facilities through overlay districts, though one particular parcel had "slipped through on a technicality."

Councilmembers Gantt and Mayor Pro Tem Alexander both suggested bringing this item back for further discussion and to review in-depth strategies to mitigate the influx of storage facilities.

City Manager Shawn Edmondson has committed to addressing the storage facility issue during the upcoming planned retreat. He aims to reinforce the suggestions from Community Development and Legal, ensuring they are airtight and provide the governing body with the best information possible.

Motion by Councilmember Gantt to approve the contract for consultation of the UDC update to CPL Architects, Engineers and Landscaping; seconded by Councilmember Berry. Motion passed unanimously 5-0.

TEXT AMENDMENT CASE #TX-2026-01 FOR BUSINESS COMPLIANCE OFFICER I

Ryan Anderson requested approval of a text amendment to the Municipal Code of Ordinances to formally authorize and codify the duties and enforcement powers of the Business Compliance Officer I, a new position created in the FY 2026 budget. The

amendment would establish consistent procedures for business licensing compliance, inspections, and administrative citation authority.

Council Member Gantt expressed strong support for the position, noting it was "so needed" to ensure businesses maintain clean and orderly facilities. She emphasized that some businesses, particularly gas stations, need to improve their maintenance standards and protect the image of the city.

Motion by Council Member Gantt, to approve the municipal code of ordinance to formalize, authorize and codify the duties and enforcement powers of the Business Compliant officer; seconded by Council Member Barber.

Motion passed unanimously 5-0.

MULTI-PURPOSE CENTER: CONTRACT APPROVAL FOR ARCHITECTURAL SERVICES

Ryan Anderson requested approval of a contract for On-Call Architectural Services for the Multi-Purpose Center to TSW. He explained that this would authorize the city to execute the contract and allow TSW to begin providing architectural, planning, design, and construction-related services on an as-needed basis.

Mayor Pro Tem Alexander wanted to clarify that for 2026, the primary focus of TSW would be the Recreation Center.

Mr. Anderson replied that the primary focus of TSW would be the Recreation Center, but TSW would be an on-call architectural service and can work on any building that requires architectural services.

Motion by Mayor Pro Tem Alexander to approve TSW as the on-call architect services specifically as outlined in 2026 to work on the Recreation Center, subsequent to that, The Multicultural Arts Center; seconded by Council Member Gantt.

Before the vote, Council Member Barber asked Procurement Manager Jeremy Andrews whether the entire procurement process had been followed. Mr. Andrews confirmed that the item had indeed gone through the procurement process. He clarified that the Request for Proposal (RFP) process was completed before he was hired. However, once he joined the team, procurement reviewed everything thoroughly. He noted that the city received several responsive bids, and TSW was awarded the contract.

Mayor Williams called for the vote previously motioned by Mayor Pro Tem Alexander.

Motion passed unanimously 5-0.

MAYOR'S COMMENTS

The mayor deferred his comments for executive session.

EXECUTIVE SESSION

The Council entered executive session to discuss real estate, personnel, litigation, and cybersecurity matters.

Motion by Mayor Pro Tem Alexander, seconded by Council Member Cloud, to adjourn to executive session. Motion passed unanimously.

After executive session concluded:

Motion by Mayor Pro Tem Alexander, seconded by Council Member Cloud, to end executive session. Motion passed 4-0. Motion by Mayor Pro Tem Alexander, seconded by Council Member Cloud, to reconvene the regular meeting. Motion passed 4-0.

No action was taken as a result of the executive session.

Mayor Williams announced that the City of Stockbridge Mayor and Council would hold a special called meeting on February 12, 2026, at 6:00 PM in the Stockbridge City Council Chambers.

ADJOURNMENT

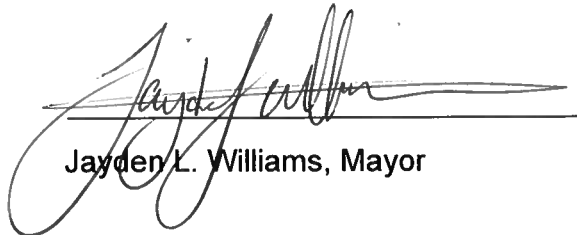
The meeting was adjourned at approximately 8:20 PM.

Motion to adjourn the meeting made by Mayor Pro Tem Alexander; seconded by Council Member Cloud. Motion passed unanimously.

Respectfully submitted by:



Cassandra Lester, Interim City Clerk



Jayden L. Williams, Mayor